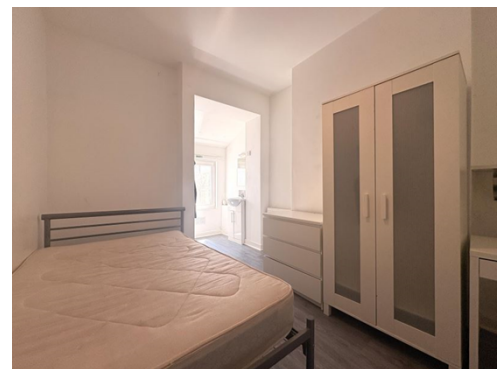
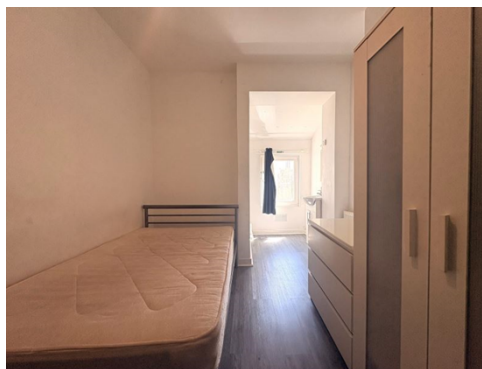
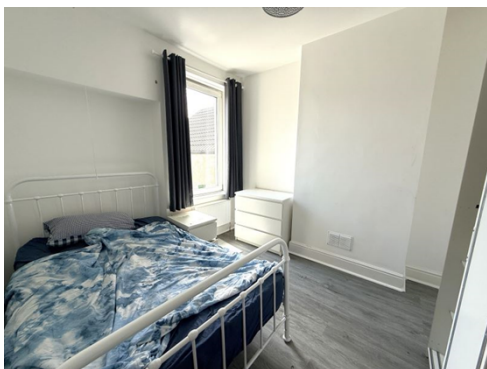




Malefant street , Cardiff, CF24 4QE
£1,900 pcm | Available Now | 4 bedroom



- **Furnished**
- **All Double Bedrooms**
- **Fully Furnished**
- **Close to Roath Park Lake**
- **Close to local amenities**
- **Available now**
- **On Street Permit Parking**
- **EPC Rating G**

**** AVAILABLE NOW ** FOUR DOUBLE BEDROOMS ** FURNISHED ** GREAT LOCATION ** AVAILABLE WITH DEPOSIT FREE OPTION****

James Douglas are delighted to offer this five double bedroom, fully furnished, mid terrace house in Cathays to rent. The property is in a fantastic location being only a short distance from Cardiff city centre and university. The property itself consists of large open plan kitchen/dining area, lounge, two bathrooms and four double bedrooms of which one is on the ground floor and is modernised throughout. The house also benefits from an enclosed rear garden. On street parking available.

Key Details

Monthly Rent: £1900.00

Deposit - £2,000.00

Holding Deposit - £436.00

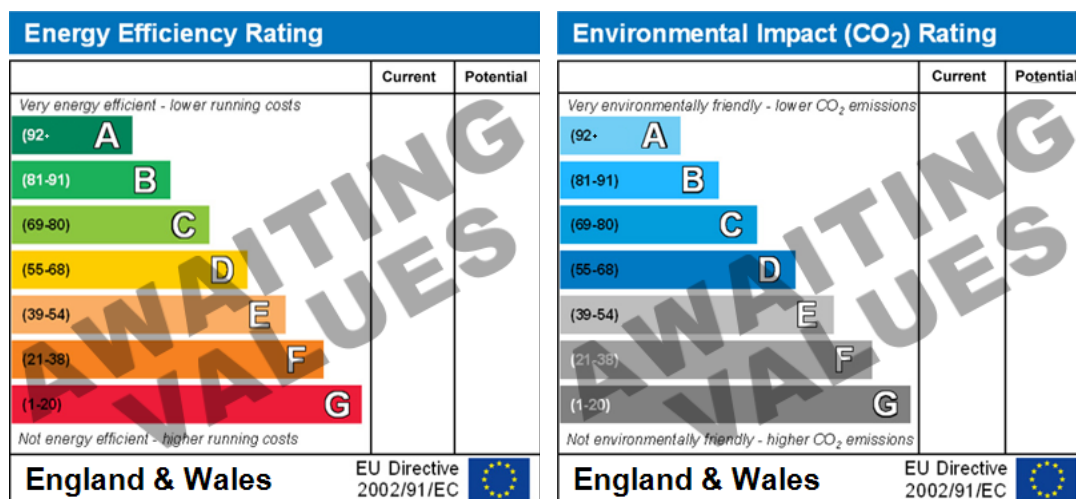
EPC - D

Council Tax Band: E

Building Materials: Unknown

Sewerage Supply: Mains Sewerage

Broadband Coverage: Virgin Media & Openreach are the suggested providers with download speeds up to 1800Mbps and upload speeds up to 220Mbps



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.